

RECEIVED

NOV 22 2005

Development & Engineering Services

PRELIMINARY PLAN

OF

ST. LUKE'S ADDITION

9.75 ACRES

T. J. WOOTEN LEAGUE, A-54

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET

SURVEY DATE: 08-11-05

FOUNDER: 11-28-05

JOB NUMBER: 05-575

PREPARED BY: KERS SURVEYING, L.L.C.

500 CHURCH STREET, P.O. BOX 288

CHURCH, TEXAS 75601

PHONE: (979) 268-3185

GENERAL NOTES

1. BEARING AND DISTANCE SURVEYING IS BASED ON THE PLAT ACCORDING TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.
2. THE PLAT IS SUBJECT TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.
3. THE PLAT IS SUBJECT TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.
4. THE PLAT IS SUBJECT TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.
5. THE PLAT IS SUBJECT TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.

NOTES AND DIMENSIONS

THE PLAT IS SUBJECT TO THE PLAT RECORD IN VOL. 2001, PAGE 186, CITY OF BRYAN, TEXAS.

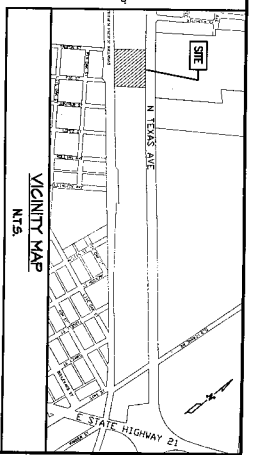
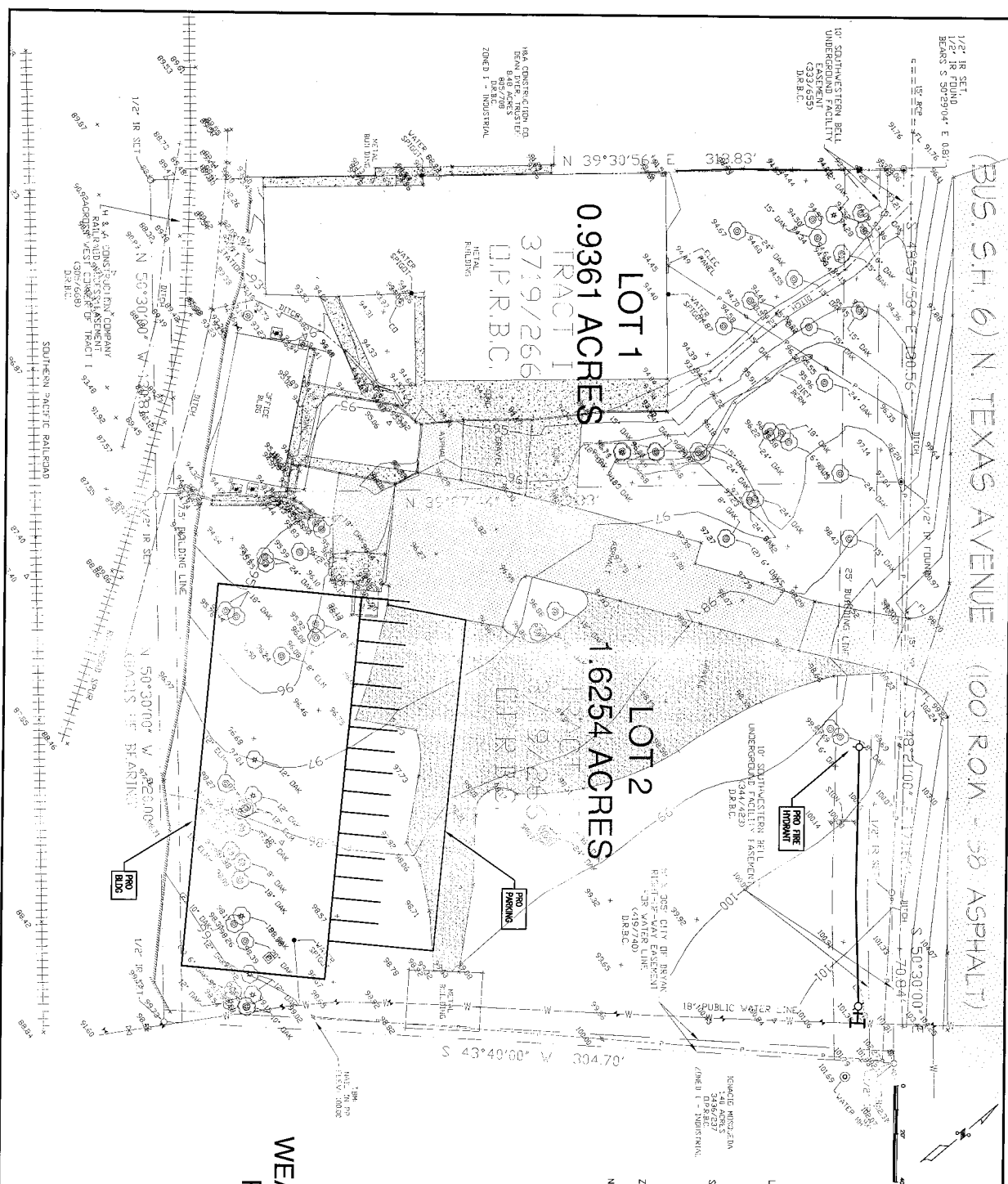
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66



LEGAL DESCRIPTION:
 0.9361 ACRES (TRACT 1) AND 1.6254 ACRES (TRACT 2) IN STEPHEN F. AUSTIN LEAGUES 9 & 10, ABSTRACT NOS. 62 & 63, BRYAN, BRAZOS COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEYED:
 NOVEMBER 7, 2005 BY
 D. L. BRYAN, JR., L.S.
 1500 S. DAY ST.
 BRYAN, TEXAS 77833

ZONED:
 I - INDUSTRIAL

NOTES:
 1. THERE EXISTS AN UNDEVELOPED 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 48002C-0004-B DATED MAY 19, 1981.

3. EXISTING BUILDINGS ENOUGH SIDE LOT BUILDING SETBACKS AS OUTLINED IN SECTION 17 OF THE COMPREHENSIVE ZONING ORDINANCE.

WEATHERFORD ADDITION PRELIMINARY PLAN

2.562 ACRES

NOVEMBER 30, 2005

NOV 3 0 2005

PROPERTY OWNER: WEATHERFORD DOOR CO., INC. &
 RONALDY WEATHERFORD
 BRYAN, TEXAS 77833

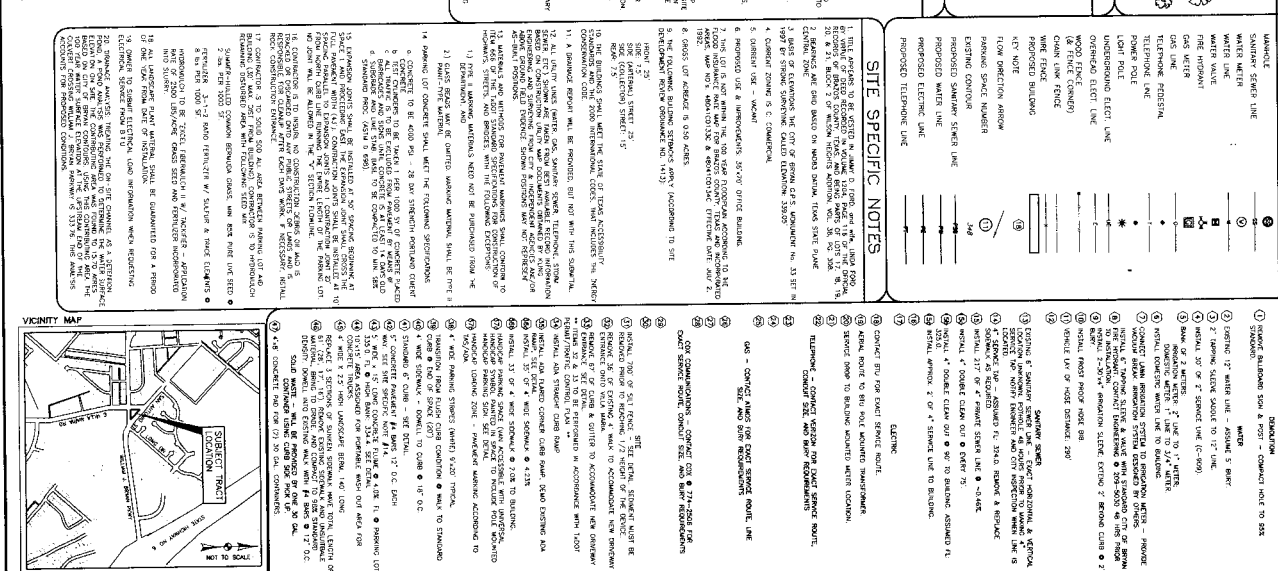
THIS DRAWING IS NOT VALID FOR REVIEW #1

UNDER THE AUTHORITY OF THE ENGINEER OF RECORD, THE ENGINEER HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL ENGINEERING ACT.

SDRC
REVIEW #1

Pledget Kalkomey, Inc.
 Consulting Engineers

7020 Cowan Rd. • Bryan, Texas 77833
 379-3793 • www.pledgetkalkomey.com
 Bryan • Bryan • Rosenberg



KEY NOTES

	STANDARD	DEVIATION
1	STANDARD	STANDARD
2	STANDARD	STANDARD
3	STANDARD	STANDARD
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100	STANDARD	STANDARD

SITE SPECIFIC NOTES

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FENCE
POSED BUILDING

WIRE FENCE
PROPOSED BUILDING

SANITARY SEWER
CROSSING 6" SANITARY SEWER LINE - EXACT

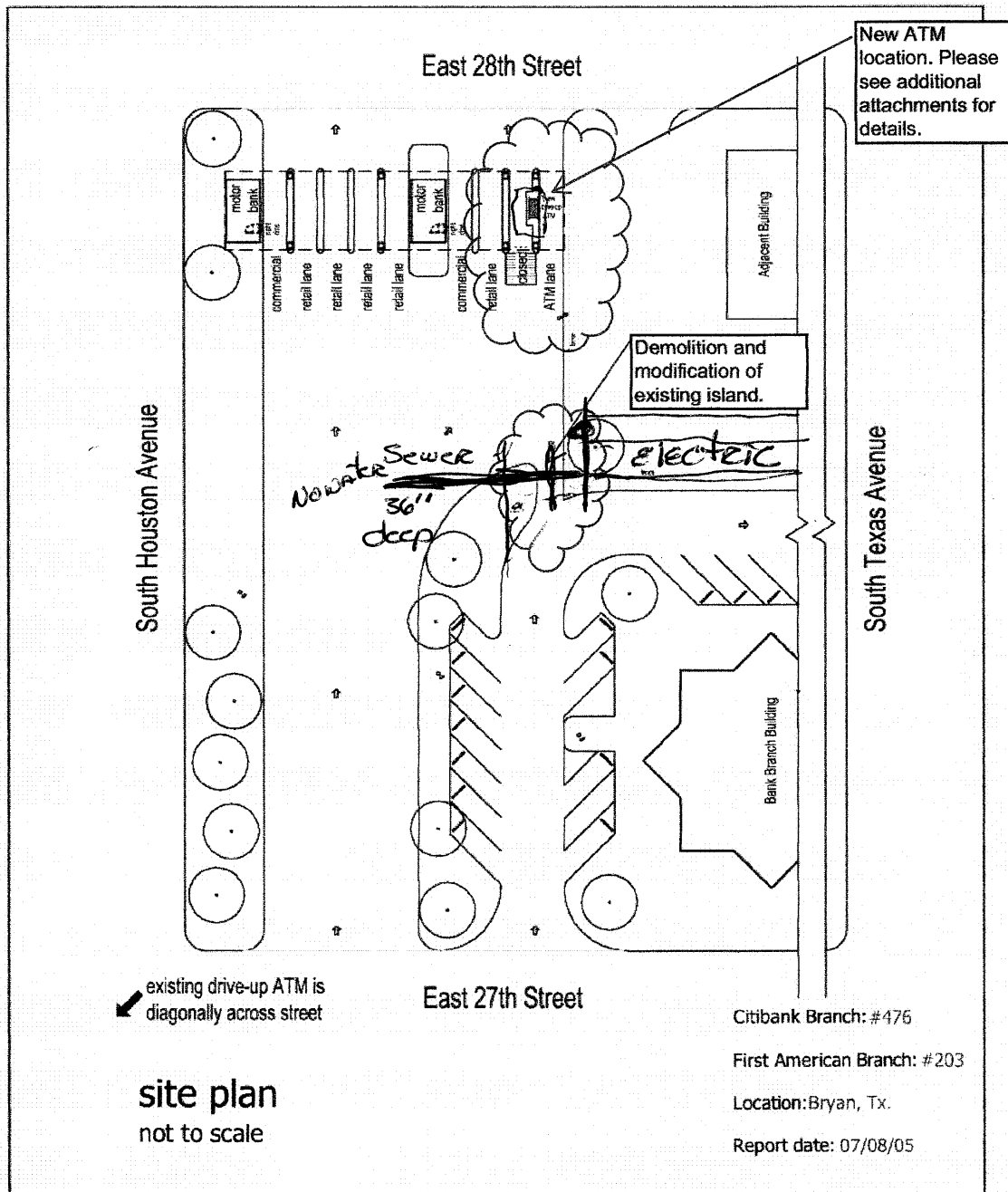
SANITARY SEWER
CROSSING 6" SANITARY SEWER LINE - EXACT



**KLING ENGINEERING
AND SURVEYING**
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX. (979) 846-8252

214-654-9760
#16
Pablo Chavez

11-22-05P12:39 RCVD



citibank

exhibit E
option 4

moran & murphy
mm
ARCHITECTS, INC.

ARCHITECTURE
INTERIORS
PLANNING
4501 Swiss Avenue
Dallas, TX 75246
Fax (214) 941-4302
Phone (214) 941-4507

NOV 22 2005

ANNING & ENGINEERING

355-0005

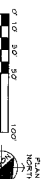
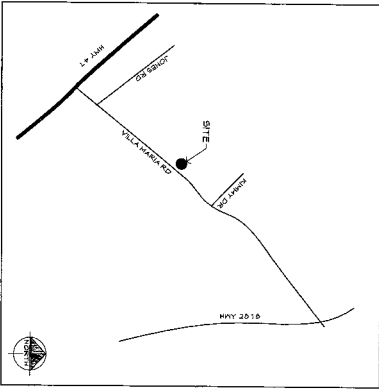
SP05-45

LG

#2

LANE 8'
Island 32"
Height 16'7"

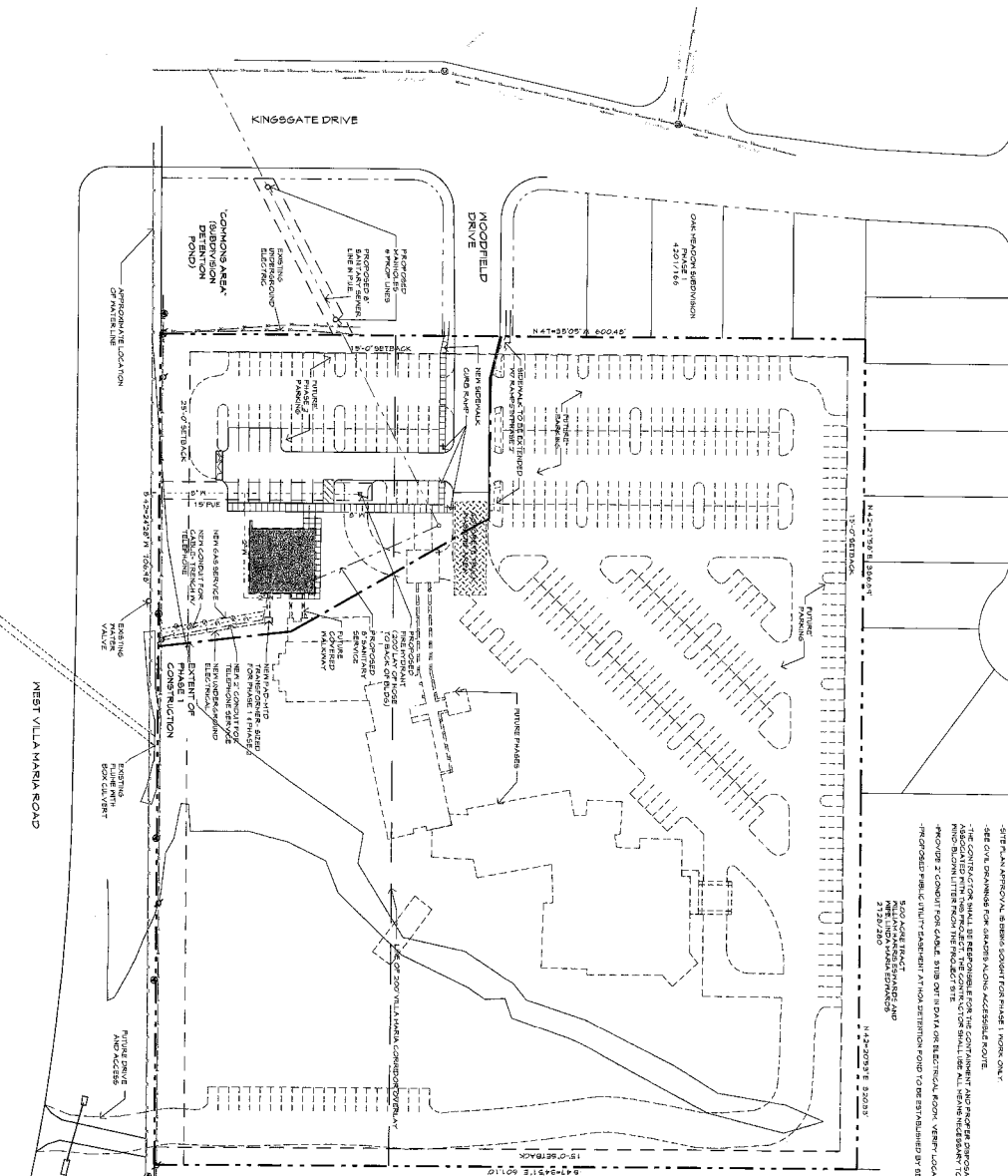
2 VICINITY MAP REF. ALL DRAWINGS NOT TO SCALE



MASTER SITE PLAN REF. SURVEY CIVIL DRAWINGS

SCALE: 1"=50'-0"

A1.1



DARWOOD COURT

GENERAL NOTES AND NOTES FOR SITE REVIEW

1. THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. THE SITE IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF BRYAN, TEXAS.
3. THE SITE IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF BRYAN, TEXAS.
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10. THE SITE IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF BRYAN, TEXAS.

PHASE I: ADMINISTRATION BUILDING
ST. LUKE'S UMC
WEST VILLA MARIA BRYAN, TEXAS



artex
INCORPORATED
10101 North Loop West, Suite 200
Houston, Texas 77057
Tel: 281.441.1111
Fax: 281.441.1112
www.artex.com

REVISIONS	NUMBER	DATE
1	1	11/22/05
2	2	11/22/05
3	3	11/22/05
4	4	11/22/05
5	5	11/22/05
6	6	11/22/05
7	7	11/22/05
8	8	11/22/05
9	9	11/22/05
10	10	11/22/05

Received
NOV 23 2005
Design: [Signature]
[Signature]

PROJECT NO. 0505
DATE NOV 2005

(BUS. S.H. 6) N. TEXAS AVENUE (100' R.O.M. - 58' ASPHALT)

LOT 1
TRACT I
0.9361 ACRES
3719/266
D.P.R.B.C.

LOT 2
TRACT II
1.6254 ACRES
3719/266
D.P.R.B.C.

PARKING ANALYSIS:
REQUIRED:
9,600 SF WAREHOUSE BLDG
1 PARKING SPACE PER 600 SF ... 16 SPACES
PROPOSED:
PROPOSED PARKING AT BLDG 16 SPACES

SOUTHERN PACIFIC RAILROAD

N 50°30'00" W 120.00' (BASIS OF BEARING)

DEMO TREES AS REQUIRED

DEMO EXISTING BUILDING AND CONCRETE AS REQUIRED

PROPOSED WAREHOUSE
9600 SF
FT. 199.50'

16' DIA. STORM WATER CATCH BASIN
STORM WATER CATCH BASIN

DEMO EXISTING BUILDING AND CONCRETE AS REQUIRED

4' WHITE STRIPED TRIP

ASPHALT PARKING 6300 SF

CONSTRUCTION DEBRIS DUMP SITE

5' X 305' CITY OF BRYAN RIGHT-OF-WAY EASEMENT FOR WATER LINE (415/745) D.P.R.B.C.

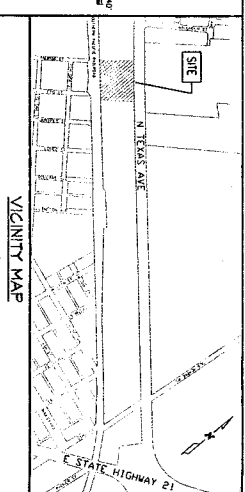
EX 18" WATER LINE (DEPT. AND LOCATION UNKNOWN)

16' DIA. STORM WATER CATCH BASIN WITH DETECTOR TAP, 4" MIN COVER, IN 10' P.I.E.

PROTECT EX. SIGN

18" DIA. TRUNK

VICINITY MAP
N.T.S.



NOTES:

1. LEGAL DESCRIPTION: 0.93 ACRES TRACT I AND 1.62 ACRES TRACT II IN STEPHEN F. AUSTIN LEASES 9 & 10, ABSTRACT NOS. 62 & 63, BRYAN, BROWN COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BROWN COUNTY, TEXAS.
2. SURVEYED NOVEMBER 7, 2005 BY JOHN E. FLETCHER, III, R.L.S. NO. 2183.
3. CURRENT ZONING IS I - INDUSTRIAL.
4. THERE EXISTS AN UNLOADABLE 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 (D.B. 362) FOR PUBLIC UTILITIES.
5. THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A 100'-R.F. FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 48086 0004 8 DATED MAY 17, 1981.
6. EXISTING BUILDINGS ENOUGH SIDE LOT BUILDING SETBACKS AS OUTLINED IN SECTION 17 OF THE COMPREHENSIVE ZONING ORDINANCE.
7. ALL ELEVATIONS ARE TOP-OF-CURB, TOP-OF-WALK, OR TOP-OF-GROUND UNLESS OTHERWISE NOTED. TP = TOP-OF-PAVEMENT, FL = FLOOD LINE.
8. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREAS SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES.
9. THE TOTAL AREA OF THE SITE SHALL HAVE EXISTING VEGETATION AND TOPSOIL REMOVED AND STORED ON-SITE FOR LATER USE IN PROVIDING FINAL COVER.
10. UPON COMPLETION OF FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SEEDING AND FERTILIZER FOR ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND RE-PLANTING UNTIL A COVERED STAND IS OBTAINED.
11. THE CONTRACTOR SHALL COMPLY WITH THE EPA STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR PREPARATION AND FILING OF ANY REQUIRED FORMS.
12. ALL WORK SHALL COMPLY WITH CITY OF BRYAN STANDARDS.
13. DIG TEST WAS CONDUCTED ON 11-1-2005 AND NO HYDROCARBONS LOCATED WERE SAMPLED (TICKET NO. 05054357).
14. DANGER: ROADWAY WEATHERED, 2700 N. TEXAS AVE., BRYAN, TX 77803-7705-5698.

LANDSCAPE ANALYSIS (ARTICLE VII):

REQUIRED:
15,900 SF SITE AREA (PROPOSED BLDG & PARKING)
15,900 SF X 15% 2,385 SF
TOTAL LANDSCAPING REQUIRED 2,385 SF
PROPOSED:
CANOPY TREES, 3.5" D.I.A., 7 @ 350 SF 2,450 SF
SPECIES:
WATER OAK (QUERCUS NIGRA)
LIVE OAK (QUERCUS VIRGINIANA)
LARGE BARK ELM (ULMUS PARVIFOLIUS)

Pledger Kalkomey, Inc.
Consulting Engineers
7020 Cypress Blvd. - Suite 200
7705-71-0000 - 979-731-1500 (Fax)
www.pledgerkalkomey.com
Bryan - Houston - Austin - Dallas - Fort Worth

Wecheverland Door Co., Inc.
2700 N. Texas Ave., Bryan
City Site Plan

THIS PLAN IS A PRELIMINARY DESIGN FOR THE PURPOSES OF PERMITTING ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PLEDGER KALKOMEY, INC.



DATE	BY	CHKD	APPD	DATE
11-1-05	DKS	DKS	DKS	11-1-05

